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12-17-91 ds

Michael C. Coleman, et ux

Kathy L. Coleman

051-0-00-W

Do not record above this line

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WARRANTY DEED

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of Nineteen Thousand Six Hundred Fifty and —

00/100 Dollars (\$19,650.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi State Highway Commission the following described land:

Begin at the point of intersection of the present Easterly right-of-way line of Timber Trail Drive with the present Northerly right-of-way line of Mississippi Highway No. 302 as shown on the plans for Federal Aid Project No. 19-0021-01-018-10; from said point of beginning run thence North 00° 27' East along said present Easterly right-of-way line, a distance of 41.8 feet; thence run North 84° 22' East, a distance of 103.0 feet to a point that is 90 feet Northerly of and perpendicular to the centerline of survey of said project at Station 615 + 00; thence run South 89° 56' East, a distance of 271.0 feet to the Easterly line of grantors property; thence run South 00° 04' East along said Easterly property line, a distance of 51.0 feet to said present Northerly right-of-way line; thence run Westerly along said present Northerly right-of-way line, a distance of 373.9 feet to the point of beginning, containing 0.43 acres, more or less, and being situated in and a part of Lot 45 of Country Oaks Estates Subdivision, First Revision, of the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 1 South, Range 7 West, DeSoto County, Mississippi.

It is further understood and agreed that the Grantor's herein retain and shall remove all fences and any and all other improvements from the above described lands on or before 15 march 1993, or title to said fences and/or improvements shall after this date vest in the Mississippi State Highway Commission.

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The grantor herein further warrants that the above described property is ~~no~~ part of his/or her homestead.

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Michael C. Coleman, et ux
Kathy L. Coleman
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It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signatures the 21st Day of January, A.D., 19 93.

Thomas D. Crawford
Thomas D. Crawford

x Michael C. Coleman
Kathy L. Coleman

Grantee Address:
Mississippi State Highway Department
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-1919
Account No. 19-0021-01-018-10

Grantor Address:
7030 Timber Trail
Southaven, MS 38671
Phone Number: 349-0727
Business Number: 342-1234

STATE OF MISSISSIPPI

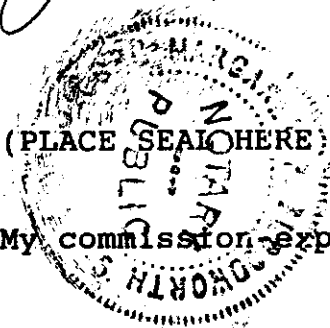
County of Desoto

Personally appeared before me, the undersigned authority, Thomas D. Crawford, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, depose and saith that he saw the within named Michael C. Coleman and Kathy L. Coleman, whose names are subscribed hereto, sign and deliver the same to the said State Highway Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said Michael C. Coleman and Kathy L. Coleman on the day and year therein mentioned.

Thomas D. Crawford
Affiant

Sworn to and subscribed before me this the 28th day of January, A.D., 1993.

Margaret Bloodworth
Notary Public Title



My commission expires 2-2-96

STATE MS.-DESOTO CO.^{4u}
FILED

FEB 23 1 34 PM '93

RECORDED 2-24-93
DEED BOOK 254
PAGE 565
W.E. DAVIS CH. CLK.